



3 Brow Close

Windermere, LA23 2HA

Guide Price £375,000

3 Brow Close

Windermere

The opportunity to purchase a three-bedroom terraced property situated in an elevated cul-de-sac midway between Bowness and Windermere. The property presents good family accommodation to three floors with a rear garden and integrated single garage and benefits from double glazing and central heating throughout. 3 Brow Close offers incredible views over Lake Windermere and the surrounding fells from the top floor. In excellent condition with recently renovated bathroom this property would suit a wide range of buyers, ideal as a holiday home, holiday let or permanent home.

3 Brow Close is well placed for access to the centre of both Bowness and Windermere villages with a wide range of shops and amenities together with local convenient stores, primary schools, bus & railway stations. The recreation field has a sports club and tennis courts and there are plenty of walks from the doorstep including School Knott and Brantfell.





Accommodation

Partially glazed front door leads into a welcoming tiled and wood panel effect entrance hall with access to the garage and an under stairs storage cupboard for cloaks and shoes.

First Floor

Stairs lead up to a small landing and a cloakroom at the top of the stairs.

Cloakroom

A recently renovated WC and hand wash basin with storage under and finished with wood panelling to walls, attractive tiled floor and frosted window.

Open Plan Living Kitchen Diner

A fabulous open plan living space with fitted shaker style kitchen to the rear, a dining space to the middle and a lounge area to the front enjoying views out of the west facing window. The kitchen area is well equipped with integrated Neff electric hob and oven, fridge and freezer and plumbing for washing machine. Wall mounted gas Worcester boiler. The kitchen is finished with laminate work tops, gold finish handles and laminate floor and spot lights which carry on through the living area. The door and windows to the rear aspect lead out to a patio area and the garden.

Stairs from the living area lead up to the top floor



Second Floor

Landing with loft hatch access.

Bedroom One

A good size double bedroom at the front of the property with a west facing window enjoying fantastic views across the rooftops to the Lakeland fells and Lake Windermere. There is a built in wardrobe with sliding doors.

Bedroom Two

A good size bedroom with ample space for a double bedroom, with a window to the rear aspect over looking the garden. There is a built in wardrobe.

Bedroom Three

Currently utilised as a office/study this would also be a comfortable single bedroom with a built in cupboard which could be used as a wardrobe. The window is to the front aspect enjoying fantastic views.

Bathroom

Recently renovated in 2021 this beautifully finished bathroom is finished with a marble effect tiled to both the walls and floor and features three piece suite of bath with shower over, low suite toilet and wash basin with built in drawers under. The bathroom also has a chrome heated towel rail, large mirror, extractor fan and frosted window.





Outside

Accessed from the kitchen is the rear garden, which is set on three tiered levels starting with a patio area leading up to a decked area and onward to a lawned area at the top with planted border. To the front of the property in front of the garage is a sloping driveway for a small car with bordered garden either side. There is a electric charging point installed.

Integral Garage

A single garage with access from the entrance hall, a good storage area with up and over door.

Services

All mains services connected. Gas central heating.

Tenure

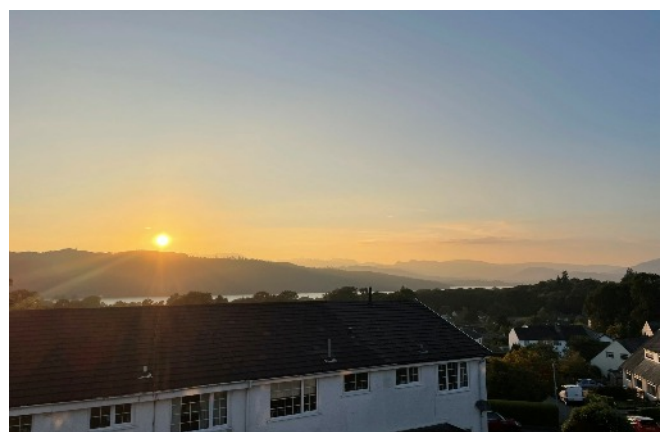
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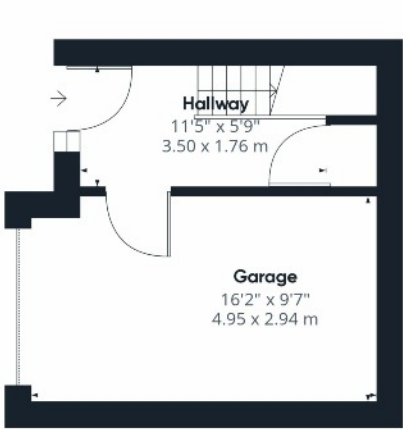
Council Tax Band

D

Internet Speed

Superfast speed of 80 Mbps download and for uploading 20 Mbps as per Ofcom website.





Floor 0



Floor 1



Floor 2

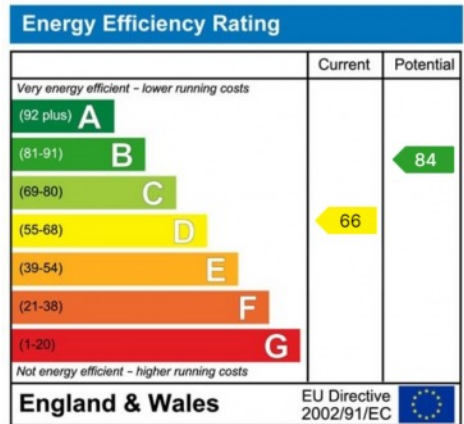
Approximate total areaⁱⁱⁱ
 1047.76 ft²
 97.34 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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Viewing is strictly by appointment with the sole agents
 The services, kitchen and sanitary ware, appliances and fittings have not been tested by the selling agents and purchasers should undertake their own investigations and survey. The agents endeavour to make their sales details are correct, however, purchasers and their conveyancers should make their own enquiries as to accuracy, especially where statements have not been verified. Please contact the agents before travelling any distance to view to check availability and confirm any point of particular importance.

